



GRASSROOTS
REALTY GROUP

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16 Redstone Parade NE
Calgary, Alberta

MLS # A2267628



\$759,900

Division:	Redstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,310 sq.ft.	Age:	2012 (13 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Wood	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, See Remarks, Separate Entrance		

Inclusions: Upsairs: Queen Bed & Dresser, Bonus Room 2 sofas and coffee tables | Main Floor: 7 Cameras & Hard-drive, Computer Desks, 1 lazy boy couch, 2 cabinets behind dining table | Basement: bundle bed, dresser with mirror, 2 piece sofa, 1 cabinet, Projection TV, storage room shelves, Shed

Experience exceptional living in this beautiful 5-bedroom, fully finished home with central A/C, located in the vibrant community of Redstone. Offering over 2,300 sq. ft. of thoughtfully designed space, this residence blends modern style with everyday comfort and functionality, perfect for families or investors alike. A separate side entrance provides flexibility for multi-generational living or future suite potential. A secondary suite would be subject to approval and permitting by the city or municipality. Step inside to discover a bright, open-concept main floor with large windows and high ceilings that fill the home with natural light. The spacious living and dining areas flow seamlessly into a chef's kitchen featuring full-height cabinets, quartz countertops, stainless steel appliances, and a large central island that's perfect for family meals and entertaining. A walk-through pantry connects conveniently to the mudroom and garage. The main level is finished with hardwood and tile flooring, combining elegance with durability. Upstairs, you'll find three generous bedrooms, including a primary suite with a walk-in closet and private 5-piece ensuite, along with a large bonus room that's ideal for a play area, home office, or media space. The fully finished basement expands your living area with two additional bedrooms, a wet bar, and an open recreation room that's perfect for guests, a home gym, or a theatre setup. The projector is included, making it ready for movie nights. Additional highlights include central air conditioning, a newer roof, and modern construction standards for peace of mind. The property features excellent curb appeal with a well-kept yard and extra concrete parking pad in front for convenient additional parking. Located in a family-friendly area, you'll love being close to parks, playgrounds, schools, shopping,

restaurants, transit, and major routes such as Stoney Trail and Metis Trail. Move-in ready and beautifully maintained, this Redstone gem offers the perfect blend of space, comfort, and investment potential. It truly checks every box.